EXHIBIT J SWING SPACE PLAN

GSA RLP No. 2MD0284-2 (NIH) Initial Proposal April 11, 2016

SWING SPACE PLAN

The owners of both One and Two Rockledge Centre engaged May Construction (General Contractor) to develop this Swing Space Plan to effectively consolidate the existing NIH tenants within Rockledge Centre, while freeing the contiguous office space necessary to house the Office of the Director staff slated to relocate from other locations. The intention of this plan is to not have typical swing space but instead phase the tenant build out so that user groups only relocate one time throughout the project. This Swing Space Plan involves five Tenant Improvement Phases covering 100% of the Government's Leased Premises and requires no swing space or double-moves.

The Offerors and the Government share the common goal of minimizing downtime and disruption for the NIH tenants at Rockledge Centre. To that end, the Offerors formulated the Swing Space Plan outlined herein to ensure mutual agreement on the practical necessities of this proposed transaction. To further minimize project risk, the Offerors engaged a common architect, engineer and general contractor, each selected based on their track records of exceptional performance and hands-on experience at Rockledge Centre and with the Government.

The Rockledge team has been preparing for this consolidation lease project for over three years. As part of that effort, the vacant 10th and 9th floors of One Rockledge (top two floors) were intentionally held off the market since they were vacated by Aetna. With the assumption that NICHD will soon vacate the 8th floor*, these three contiguous floors at the top of One Rockledge provide 67,563 ABOASF (73,999 RSF) with which to execute Phase 1 of the project tenant build-out. Analysis of the existing seating in the buildings shows that as the tenants relocate into newly built-out space, improved utilization rates in each block of renovated space will result in progressively larger blocks of space being vacated by NIH.

Therefore, upon completion of Phase 1, the top 3 floors of One Rockledge would absorb the NIH staff from Floors 4 through 7 at One Rockledge, which thereby opens up those floors for Phase 2 renovations. Upon completion, those 4 floors would receive NIH staff from at least 4 floors elsewhere in the project, triggering Phase 3, and so on. The final phase covers the renovation of floors 1 through 5 at Two Rockledge. If the Government decides to retain any of its current space in its present configuration, this Swing Space Plan can be adjusted accordingly and possibly accelerated.

The Design and Construction Schedule provided in the following section of this Proposal incorporates the design and review timeframes set forth by the Government in the Lease. This Design and Construction Schedule is realistic and achievable.

DI 1	0 0 11-1	Torre Development	Dhana 2	One Beekledee	Two Packlades
Phase 1 10th Floor	One Rockledge	Two Rockledge	Phase 2 10th Floor	One Rockledge	Two Rockledge
9th Floor	Phase 1 TI		9th Floor	Renovated	
8th Floor	Phase 1 II		8th Floor	Reliovateu	No. of the last of
7th Floor			7th Floor		
6th Floor			6th Floor		
5th Floor			5th Floor	Phase 2 TI	
4th Floor			4th Floor		
				-	
3rd Floor 2nd Floor			3rd Floor 2nd Floor		
1st Floor			1st Floor	Carrie Hilliam Carrier	
Phase 3	One Rockledge	Two Rockledge	Phase 4	One Rockledge	Two Rockledge
10th Floor		Phase 3 TI	10th Floor		Renovated
9th Floor			9th Floor		
8th Floor			8th Floor		Dhasa 4 Tl
7th Floor	Renovated		7th Floor		Phase 4 TI
6th Floor			6th Floor		
5th Floor			5th Floor	Renovated	
4th Floor			4th Floor		
3rd Floor			3rd Floor		
2nd Floor	Phase 3 TI		2nd Floor		
1st Floor			1st Floor		
			//		
Phase 5	One Rockledge	Two Rockledge	Completion	One Rockledge	Two Rockledge
10th Floor			10th Floor		
9th Floor			9th Floor		
8th Floor		Renovated	8th Floor		
7th Floor			7th Floor		
6th Floor	Renovated		6th Floor	Renovated	Renovated
5th Floor	Renovated		5th Floor	Kenovateu	Renovated
4th Floor			4th Floor		
3rd Floor		Phase 5 TI	3rd Floor		
2nd Floor			2nd Floor		
1st Floor	K		1st Floor		

*We recognize the 8th Floor of One Rockledge is under lease to NIH (NICHD). However, it is expected to be more than 50% vacant by the end of May, 2016, when additional NICHD staff plans to relocate to a nearby leased location. We would request NIH's cooperation in allowing the 8th floor to be included in Phase 1 renovations.



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1	Task Name	Duration	Start	Finish (nd Quarter May Jun	3rd Quarter	4th Quarter Oct Nov Dec	1st Quarter Jan Feb M	2nd Quarter Mar Apr May Jun	3rd Quarter Jul Aug Sep C	4th Quarter Oct Nov Dec	1st Quarter Jan Feb
1	PRE-CONSTRUCTION	53 days	Wed 6/1/16	Fri 8/12/16	May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb A	Mar Apr May Jun	Jul Aug Sep C	oct Nov Dec	Jan Feb
	Lease Award	1 day	Wed 6/1/16	Wed 6/1/16	I							
l	Receive POR from GSA	0 days	Wed 6/1/16	Wed 6/1/16	•							
Ì	Prepare stacking plans	5 days	Wed 6/1/16	Tue 6/7/16	g plans 🌋							
ı	GSA review	10 days	Wed 6/8/16	Tue 6/21/16	A review							
t	LL provides space plans	10 days	Wed 6/22/16	Tue 7/5/16	s space plans 🅌	l ₁ :						
	GSA Reviews	15 days	Wed 7/6/16	Tue 7/26/16	GSA Reviews							
	LL provides DIDs	40 days	Wed 7/27/16	Tue 9/20/16	LL provides	DIDs T						
	GSA reviews / approves DIDs	15 days	Wed 9/21/16	Tue 10/11/16	GSA re	views / approves DIDs 🎽						
	LL provides CDs	40 days	Wed 10/12/16	Tue 12/6/16		LL provides (ODs The Control of th					
	GSA reviews CDs	15 days	Wed 12/7/16	Tue 12/27/16			GSA reviews CDs	h _i				
	LL Provides TI pricing	20 days	Wed 12/28/16	Tue 1/24/17			LL Provides TI pricing	X-				
	GSA issues NTP	15 days	Wed 1/25/17	Tue 2/14/17			GSA less	Jes NTP				
	Release Construction	0 days	Tue 2/14/17	Tue 2/14/17				•				
	Obtain Permits	30 days	Wed 12/7/16	Tue 1/17/17			Obtain Permits					
	CONSTRUCTION	271 days	Wed 2/15/17	Wed 2/28/18				-				-
	NIH Phase 1 - 3 floors	59 days	Wed 2/15/17	Mon 5/8/17								
	8th, 9th, & 10th FLOORS	59 days	Wed 2/15/17	Mon 5/8/17				+				
	Temporary protection	1 day	Wed 2/15/17	Wed 2/15/17			Tempora	ary protection				
	Demo	10 days	Wed 2/15/17	Tue 2/28/17				Demo				
	Layout	3 days	Wed 3/1/17	Fri 3/3/17				Layout 👔				
	Approve layout	I day	Mon 3/6/17	Mon 3/6/17				Approve layout				
	X-Ray	1 day	Thu 3/9/17	Thu 3/9/17				X-Ray T				
	Structural review & approval for core drills	3 days	Fri 3/10/17	Tue 3/14/17			Structural review & a	pproval for core drills	T			
	Install slab to slab framing	3 days	Mon 3/6/17	Wed 3/8/17			Install	slab to slab framing 👔				
	Rough in plumbing	3 days	Fri 3/10/17	Tue 3/14/17				Rough in plumbing	T .			
	Rough in Electric for wall close in	15 days	Tue 3/7/17	Mon 3/27/17			Rough in Elec	ctric for wall close in 🚪				
	HVAC rough in	15 days	Thu 2/16/17	Wed 3/8/17				IVAC rough in				
	Hang 1 side drywall	3 days	Thu 3/9/17	Mon 3/13/17				Hang 1 side drywall				
	Install grid	5 days	Tue 3/14/17	Mon 3/20/17				install grid	ă			
	Install ceiling high framing	5 days	Fri 3/17/17	Thu 3/23/17			Inst	tall ceiling high framing	>=			
	Task	Rolle	ed Up Milestone	0	Project Summa	ry .	Inactive Milestone	7	Manual Summary Rollup ◆	External Tasks	♦	
	Milestone		ed Up Progress		Group By Sumr		Inactive Summary	***************************************	Manual Summary	External Milestone		
	Summary	Split			Inactive Task		Manual Task	6	Start-only	Progress		_

ID T	Task Name	Duration	Start	Finish	nd Quarter May Jun	3rd Quarter Jul Aug Se	4th Quarter Doct Nov Dec	1st Quarter	2nd Quarter pr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Ma
32	Wall close in inspection	2 days	Tue 3/28/17	Wed 3/29/17	may 1 July	700 700	Dec 1404	Jan Feb Mar Ar Wall close in inspection	er i may i son	July 1 July 1 July 1	Cot Nov Doc	July 1 CO I Will
33	Hang drywall	6 days	Wed 3/29/17	Wed 4/5/17				Hang drywall				
34	Add / Relocate sprinkler heads	8 days	Fri 3/24/17	Tue 4/4/17			Add /	Relocate sprinkler heads				
35	Tenant Install Tel/data & Security rough in	5 days	Thu 4/6/17	Wed 4/12/17			Tenant Instal	l Tel/data & Security rough in 🎳				
36	Finish drywall	6 days	Tue 4/4/17	Tue 4/11/17				Finish drywall				
37	Install door frames	3 days	Wed 4/12/17	Fri 4/14/17				install door frames				
38	Paint walls	5 days	Wed 4/12/17	Tue 4/18/17				Paint walls	i			
39	Install lights	10 days	Fri 3/24/17	Thu 4/6/17				Install lights				
40	Ceiling close in	2 days	Fri 4/7/17	Mon 4/10/17				Ceiling close in				
41	Install ceiling tile	3 days	Tue 4/11/17	Thu 4/13/17				Install ceiling tile				4
42	Install millwork	4 days	Wed 4/19/17	Mon 4/24/17				Install millwork	革			
43	Install flooring	5 days	Wed 4/19/17	Tue 4/25/17				Install flooring	ă			
44	Gov Install FF&E	10 days	Fri 4/21/17	Thu 5/4/17				Gov Install FF&E	> man			
45	Substantial Completion	0 days	Thu 5/4/17	Thu 5/4/17					•			
46	Final clean	1 day	Fri 5/5/17	Fri 5/5/17				Final c	lean T			
47	Finalize Punchlist	0 days	Fri 5/5/17	Fri 5/5/17					•			
48	Final Inspection	3 days	Thu 5/4/17	Mon 5/8/17				Final Inspec	tion i			
49	Phase Move In	0 days	Mon 5/8/17	Mon 5/8/17					*			
50	PHASE 2 - 4 floors	53 days	Tue 5/9/17	Thu 7/20/17				PHASE 2 - 4 (floors			
51	PHASE 3 - 4 floors	53 days	Fri 7/21/17	Tue 10/3/17					PHASE 3 - 4 f	cors T		
52	PHASE 4 - 4 floors	53 days	Wed 10/4/17	Fri 12/15/17						PHASE 4 - 4 floor	*	
53	PHASE 5 - 5 floors	53 days	Mon 12/18/17	Wed 2/28/18							PHASE 5 - 5 floors	
54	PROJECT COMPLETE	0 days	Wed 2/28/18	Wed 2/28/18								*

Task		Rolled Up Milestone	٥	Project Summary	· ·	Inactive Milestone	Manual Summary Rollup	•	External Tasks	
Milestone	•	Rolled Up Progress		Group By Summary	-	Inactive Summary	 Manual Summary	•	External Milestone	
Summary	-	Split		Inactive Task		Manual Task	 Start-only		Progress	
Rolled Up Task		External Tasks	Inches and the second	Inactive Milestone		Duration-only	 Finish-only	$\overline{}$	Deadline	8

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